

A.S.F. REALTY & INVESTMENTS

200 W. SAHARA AVE. UNIT 4001

LAS VEGAS, NEVADA 89102

April 27, 2009

RECEIVED

APR 28 2009

**CITY LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101**

JUSTIFICATION LETTER

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO AMEND SUP-25263 & A SITE DEVELOPMENT REVIEW TO AMEND SDR-6588 IN ORDER TO CONVERT THE PENTHOUSE UNIT 4001 (2,109 S.F., on the 40th Floor) IN THE ALLURE CONDOMINIUM TOWER FROM RESIDENTIAL USE TO COMMERCIAL / PROFESSIONAL USE FOR THE PURPOSE OF ON-SITE UNIT SALES ALONG WITH OFF-SITE REAL ESTATE SALES, PRESENTATIONS, PROMOTIONS, AUCTIONS, TOURS & PARTIES FOR INVITED GUESTS ONLY.

THE APPLICANT, ANDREW FONFA (OWNER OF A.S.F. REALTY) IS ALSO A PRINCIPLE OWNER OF THE ALLURE TOWER AND IS THE OWNER OF THIS PENTHOUSE UNIT 4001. MR. FONFA WANTS TO TAKE ADVANTAGE OF THE SPECTACULAR PANORAMIC VIEWS THIS BUILDING HAS TO OFFER AND WHAT BETTER WAY THEN BY STARTING FROM THE TOP FLOOR.

MR. FONFA, BEING A PRINCIPLE OWNER OF THIS BUILDING AND ALSO THE PROPERTY TO THE WEST WOULD NOT JEPORDIZE OR COMPROMISE THE INTEGRITY OF THIS VERY EXPENSIVE, BEAUTIFUL CONDOMINIUM TOWER. HE WILL ALSO SPEND THE MAJORITY OF HIS TIME ON-SITE, HERE IN THE TOWER.

MR. FONFA BELIEVES THAT APPROVING THESE APPLICATIONS TO RELOCATE HIS ESTABLISHED REAL ESTATE BUSINESS HERE, IN THE HEART OF LAS VEGAS, WILL HELP PROMOTE THE VIBRANT CITY OF LAS VEGAS AND ALSO THE ALLURE TOWER AS WELL.

RESPECTFULLY YOURS,

 4/27/09

PHILIP GABLE / OWNERS REPRESENTATIVE

SUP-34337

SDR-34340

06/11/09 PC